

Anna Town Center
NEC US Hwy 75 & FM 455
Anna, Texas

PROPERTY AVAILABLE FOR LEASE



LOCATION:

NEC US HWY 75 & FM 455

PROPERTY INFORMATION:

ANNA TOWN CENTER
107 ACRES OF RETAIL MIXED-USE DEVELOPMENT

SPACE AVAILABLE:

ANCHOR & PAD SITES

TRAFFIC COUNTS:

US 75 - 39,220 CPD

FM 455 - 4,876 CPD

DEMOGRAPHICS	RADIUS	1ST QTR. '09 POP.	AVG. HHI
	5 Mile	14,468	\$74,562
	10 Mile	48,296	\$72,792
	20 Mile	421,707	\$90,829

STEVE EWING

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EDGE REALTY PARTNERS

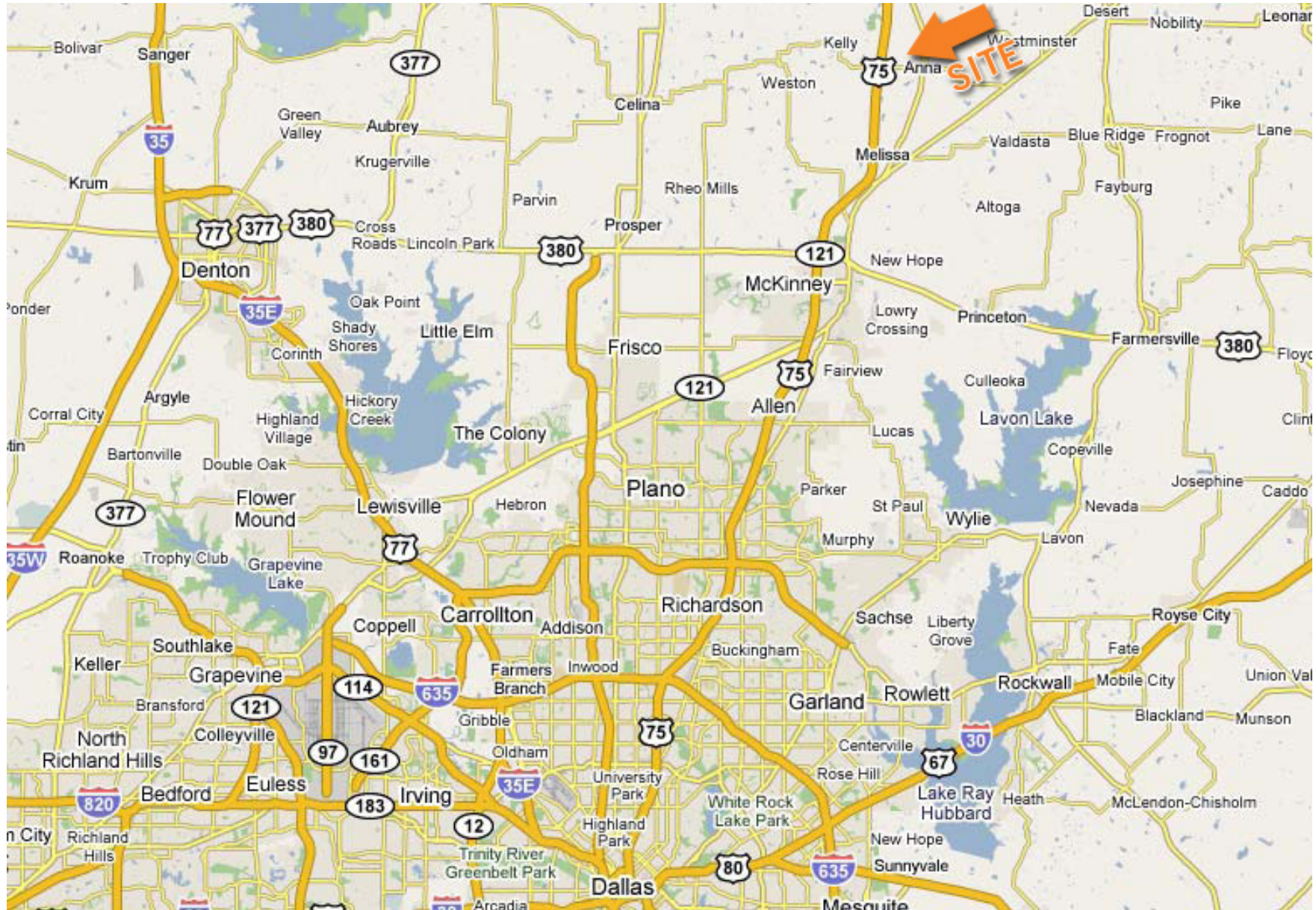
5950 Berkshire Lane Suite 200 Dallas, Texas 75225 214 545 6900 Office 214 545 6905 Fax edge-re.com

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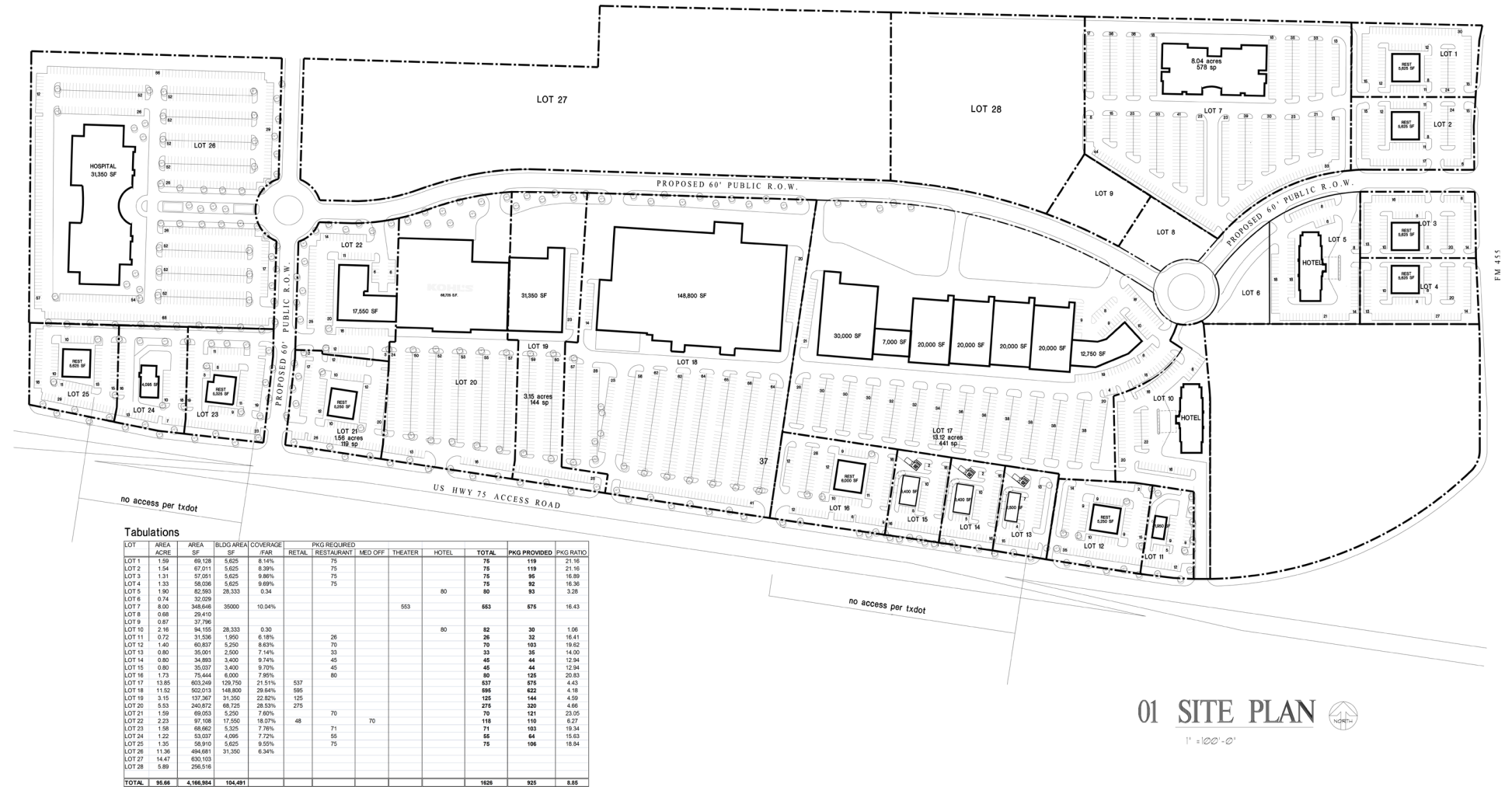
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Tabulations

LOT	AREA ACRES	AREA SF	BLDG AREA SF	COVERAGE %	PKG REQUIRED	RETAIL	RESTAURANT	MED OFF	THEATER	HOTEL	TOTAL	PKG PROVIDED	PKG RATIO
LOT 1	1.58	69,128	5,625	8.14%	75						75	119	21.16
LOT 2	1.54	67,011	5,625	8.39%	75						75	119	21.16
LOT 3	1.31	57,051	5,625	9.86%	75						75	95	16.99
LOT 4	1.33	58,036	5,625	9.69%	75						75	92	16.36
LOT 5	1.90	82,593	28,333	3.34						80	80	93	3.28
LOT 6	0.74	32,009											
LOT 7	8.00	348,646	35,000	10.04%									
LOT 8	0.68	29,410											
LOT 9	0.87	37,796											
LOT 10	2.16	94,155	28,333	3.30						80	82	30	1.06
LOT 11	0.72	31,536	1,950	6.18%	28						28	32	16.41
LOT 12	1.40	60,837	5,250	8.63%	70						70	103	19.62
LOT 13	0.80	35,001	2,500	7.14%	33						33	35	14.00
LOT 14	0.80	34,893	3,400	9.74%	45						45	44	12.94
LOT 15	0.80	35,037	3,400	9.70%	45						45	44	12.94
LOT 16	1.73	75,444	6,000	7.95%	80						80	125	20.53
LOT 17	13.85	603,249	129,750	21.51%	537						537	676	4.43
LOT 18	11.52	502,013	148,800	29.64%	595						595	622	4.18
LOT 19	3.15	137,287	31,350	22.82%	125						125	144	4.59
LOT 20	5.53	240,872	68,725	28.53%	275						275	320	4.66
LOT 21	1.59	69,053	5,250	7.60%	70						70	121	23.05
LOT 22	2.23	97,108	17,550	18.07%	48				70		118	110	6.27
LOT 23	1.58	68,662	5,525	7.78%	71						71	103	19.34
LOT 24	1.22	53,037	4,095	7.72%	55						55	64	15.63
LOT 25	1.35	58,910	5,625	9.55%	75						75	106	18.84
LOT 26	11.36	484,681	31,350	6.34%									
LOT 27	14.47	630,103											
LOT 28	5.89	256,516											
TOTAL	95.66	4,166,984	104,491								1626	925	9.85

City of Anna
Parking Requirements:

retail: 5.5/1000 shopping center, 1/250 retail
theater office: 3.3/1000 of
restaurant: 1/3 seats calculated at 1775 sq ft

medical office: 8/1000 of
hotel: 1/1 rentable room



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ANNA TOWN CENTER
ANNA, TEXAS
CHIEF PARTNERS, LP

SP02

JOB# 11-027
ISSUE DATE: 04/18/2011
SCALE: 1"=100'-0"
APPROVED BY:

DATE:
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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.